



ENG CAD Ltd, Caister Road  
£800,000

# ENG C A D Ltd

Caister Road, Great Yarmouth

With immense potential for various uses, this impressive commercial building showcases approximately 4396sqft of office space, sitting on approximately 0.5 acres (stms). The versatile layout lends itself to a multitude of applications, making it an enticing multi-use investment opportunity, ideally suited for use as a medical practice, such as a doctor's or dentist's surgery. Containing 8 separate offices, with the potential for up to 13 subject to a reconfiguration, alongside a kitchen, reception room, toilets and storage.

## Location

This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars, cinemas, swimming pools and theme parks. The town has its train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North.





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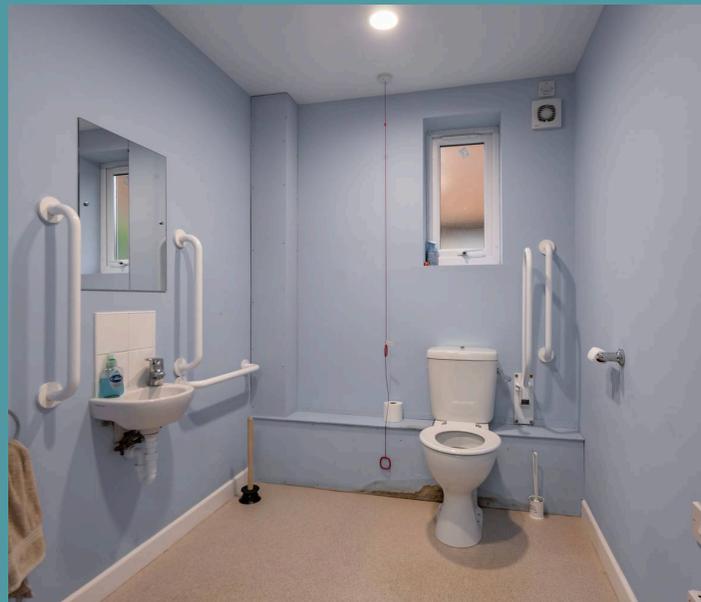
Caister Road, Great Yarmouth

A shared hallway provides access to the buildings 8 separate offices. These offices vary in size and can be easily reconfigured to create up to 13 individual spaces, offering flexibility to cater to various business needs. Each office benefits from its own dedicated entrance, ensuring privacy and convenience for both employees and clients.

The building also features a shared conference room, reception area, kitchen, breakout room, and four individual WCs, including a disabled-friendly toilet. Offering storage solutions for office equipment and paperwork, helping to maintain a tidy and organised working environment. This comprehensive range of facilities is designed to enhance productivity and comfort for occupants, while also accommodating the needs of clients and guests.



The large car park, located on the premises, provides convenient off-road parking for employees and clients, ensuring hassle-free access to the building. With disabled-friendly ramp access in the lobby.



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Caister Road, Great Yarmouth

- Approximately 4396sqft of office space set on approximately 0.5 acres (stms)
- Multi-use investment opportunity or alternatively would suit a doctors or dentist surgery
- 8 separate offices, with the potential for 13 subject to configuration, that are different in size with their own access via a shared hallway
- Shared conference room, reception area, kitchen, breakout room and four individual WCS, including a disabled friendly toilet
- Ample amount of storage space for office equipment and paperwork
- Large car park providing off-road parking for employees or clients
- Located off a popular road in the town of Great Yarmouth, moments away from the River Bure

# Ground Floor

4396 sq.ft. (408.4 sq.m.) approx.



TOTAL FLOOR AREA : 4396 sq.ft. (408.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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